

PLANNING STATEMENT ATTACHED TO PROPOSED CHANGE OF USE OF THE DWELLING HOUSE (USE CLASS C3(a)) TO PROVIDE ASHORT TERM MOTHER & BABY (3 MOTHERS) FAMILY ASSISTANCE HOME (USE CLASS C2) AT 38 RATHBOURNE AVENUE, MANCHESTER M9 6PN.

STATEMENT PREPARED BY:- MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED

ON BEHALF OF:- THE CHERRY BLOSSOM FAMILY

STATEMENT DATE: JUNE 2023 (SECTION 8 AMENDED JULY 18TH 2023)

1. INTRODUCTION

This planning statement has been prepared to support a full planning application that proposes the change of use of 38 Rathbourne Avenue from its current use as a C3 dwelling house, to a use falling under Use Class C2 (Residential Institutions).

For clarity, Use Class C2 includes residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. There would be no secure residential accommodation which falls under a separate Use Class C2(a).

2. 38 RATHBOURNE AVENUE

38 Rathbourne Avenue is a traditional semi-detached dwelling house that is situated at the head of a cul-de-sac in a primarily residential area within Blackley. In terms of its position within the locality, the dwelling is sustainably located and is close to local services, shopping and medical, whilst there are a range of public transport routes within easy walking distance of the site.

In terms of the physical make-up of the dwelling, 38 Rathbourne Avenue provides a lounge, kitchen, dining room and garage to the ground floor, along with 3 bedrooms and a bathroom to the first floor. Externally,

there is a substantial rear garden area, along with a smaller front garden and car parking space with access onto Rathbourne Avenue.

3. SITE LAND USE ALLOCATION

The application site is located in a Primarily Residential Area, as denoted on the Manchester Core Strategy and extant Unitary Development Plan Proposals Map. There are no other planning constraints that would prevent the development from taking place.

4. PLANNING HISTORY

There are no current or previous applications that affect the consideration of this planning application.

5. RELEVANT APPEAL DECISION

APP/H4315/W/20/3265183 - 48 Knowsley Road, St Helens. WA10 4PU – Decision date 28th April 2021.

6. THE APPLICABLE PLANNING POLICY FRAMEWORK

The National & Local planning policy framework through which this planning application should be considered consists of:-

- The Manchester Core Strategy Development Plan &;
- The 2021 National Planning Policy Framework – Particularly paragraph 62 (Delivering a sufficient supply of homes) and paragraphs 110 & 111 (Promoting Sustainable Transport).

7. THE PROPOSED DEVELOPMENT

The proposed change of use of the dwelling would see the internal reconfiguration of the existing domestic floor space, so as to provide a kitchen/living area and office to the ground floor, whilst 3 bedrooms and a bathroom would be retained to the first floor. The existing pre-fabricated garage to the side of the property, would be removed, so as to allow for the provision of 3 on-site car parking spaces

In terms of the change of use, this would seek to provide sensitive and personalised care for a maximum of 3 mums and their babies, and to allow the occupiers to function as an everyday household with the support, care and guidance so to empower young parents until they are ready to find a stable home of their own.

Overall, the proposed use would allow the care staff to assess, over a 12 – 16 week period, if parents have the capacity to look after their children, with a view to providing them with necessary skills and guidance.

Parents would be assessed and supported to see how they can complete certain tasks relating to bringing up their children, such as the ability to prepare food for their child.

Some additional controls would be introduced as part of the management of the site, meaning that mums and babies can only leave the premises with a member of staff, until it is assessed that they can leave the premises unaccompanied for free time. Alcohol and non-prescription drugs will be strictly prohibited and any misuse will result in the placement being terminated immediately.

8. STAFFING AND DAY TO DAY CARE

In terms of day to day care that would be associated with the use, this planning application is made on the basis that the proposed residential use of 38 Rathbourne Avenue would fundamentally remain the same. Whilst there is a material change of use from Use Class C3 to Use Class C2, we do not consider that the residential character of the dwelling would be changed, nor would the use of the dwelling have any detrimental impact on surrounding residential amenity.

In particular, we would highlight the proposed use and day to day operations would mean that;

- There would be normally 2 adult family support workers and a maximum of 3 mums and babies in the property at any time. There would be the possibility of a further adult due to any visits from the health visitor, social worker or OFSTED (twice a year);

- There would be maximum of 3 staff in the home at any one time, with 2 night staff (awake)

Available, who would use the office and welfare facilities to the ground floor. The hours of rotations are set out below, although this is dependent on staffing and the number of families in the home.

9. DAY TO DAY ACTIVITIES

- Car borne journeys would be limited to care staff and occasional visits (see bullet point 2 above) only.
- The sustainable location of the site means that staff can be encouraged to come to work by public transport, to car share or to cycle to work;
- Mums, babies and care staff would eat breakfast, lunch and dinner in the house. There are no proposals for any specialist catering;
- Sleeping arrangements would be in the bedrooms as per the existing and proposed (unaltered) floor plans.
- There are no requirements for specialist sleeping arrangements for care; There would be no business activities on site or any commercial activities that would change the character of the dwelling house;
- There would be no specialist medical care facilities on site and none are required to support the care of any of the occupiers of 38 Rathbourne Avenue;
- The use of the garden would remain incidental to the enjoyment of the property.

Taking all of the above circumstances not account, to all intents and purposes, the proposed use of 38 Rathbourne Avenue would be wholly in keeping with the residential characteristics of the area, and the site would function in an almost identical way to any family household.

10. RESIDENTIAL CHARACTER AND AMENITY

38 Rathbourne Avenue would operate in much the same way as the existing family home, as it has done since it was constructed. years. Other than the removal of the pre-fabricated side garage, there are no

changes to the buildings character nor are there any anti-social uses or activities proposed.

As such, we do not consider that the proposed use of 38 Rathbourne Avenue would alter the characteristics of the home, or adversely affect the character of the area or result in demonstrable harm towards residential amenity.

11. CAR PARKING AND HIGHWAY SAFETY

Manchester's Core Strategy Development Plan Document requires new development to provide adequate on-site parking and safe and adequate vehicular access to/from the site. In this particular case, 38 Rathbourne Avenue would will provide off street parking for 3 vehicles and allow also allow safe and suitable access to the site can be achieved for all users, so there would be no detrimental impact in terms of highway and pedestrian safety.

Further to the above, the 2021 National Planning Policy Framework (the Framework) provides the most up to date planning guidance in relation to highway matters. In particular, paragraph 111 advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe.

In this case, and on terms for traffic movement and car parking, the proposed use of 38 Rathbourne Avenue is fundamentally the same as the lawful use, and would not would cause unacceptable level of harm to highway safety or have a severe impact on the surrounding highway network.

12. PLANNING CONCLUSIONS

Whilst the proposed development involves a material change of use of the dwelling house, we consider that the proposed use of 38 Rathbourne Avenue would be fundamentally the same in day to day terms, without causing and demonstrable harm to residential amenity or highway safety.

Whilst we recognise that all planning application are considered on their own merits, we consider that the proposals for the site are almost identical to those described in allowed appeal decision APP/H4315/W/20/3265183 (48 Knowsley Road, St Helens), which is attached to support the consideration of this planning application.

As such, and taking all the material planning considerations into account, we consider that the proposals for 38 Rathbourne Avenue are consistent with current National and Local Planning Policy and that the use of the dwelling is a sustainable form of development as described in paragraph 8 of the 2021 Framework. Planning permission should therefore be granted for the proposed development